Future Use of the Waterbury State Office Complex

A. Cover Page:

Response of RFI Title: Future Use of the Waterbury State Office Complex

Name of Interested Party: David E. Burley

Contact Person: David E. Burley

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Email Address: dave.burley@state.vt.us

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B. Experience

A. Profile Information:
   a. Company Name: I do not represent a company.
   b. Type of Business: Regional Director, Facilities and Operations, BGS.
   c. Office Address Serving the State of Vermont: 2 Governor Aiken Avenue, Montpelier, VT 05602.
   d. Headquarters Address: 2 Governor Aiken Avenue, Montpelier, Vermont.
   e. Contact Representative/Title: David Burley, Regional director, Facilities and Operations BGS.
   f. Telephone: 802-828-5643.
   g. E-mail: dave.burley@state.vt.us

B. Indicate number of years in business: 28 years - since 1983 – employed by BGS or State Buildings. (State employee – since 1979 – 31.5 years.)

C. As appropriate, identify the proposed organization or partnership: no partnership proposed – submitting ideas only.

D. Based on your suggestions for alternative uses of the Waterbury State Office Complex, what is your experience, if any, implementing such suggestions? Please provide us with samples as applicable. Response: My experience over the last 25 years or so has been securing legislative authorization and funding for capital development projects as well as formulating language requesting the authorization to sell state property. No examples are submitted in response to this query.

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C. State Responsibility:

If the state chooses to pursue your suggestion, please identify the specific information that the state would need to include in the RFP in order for your company to submit a complete proposal. Response: none.

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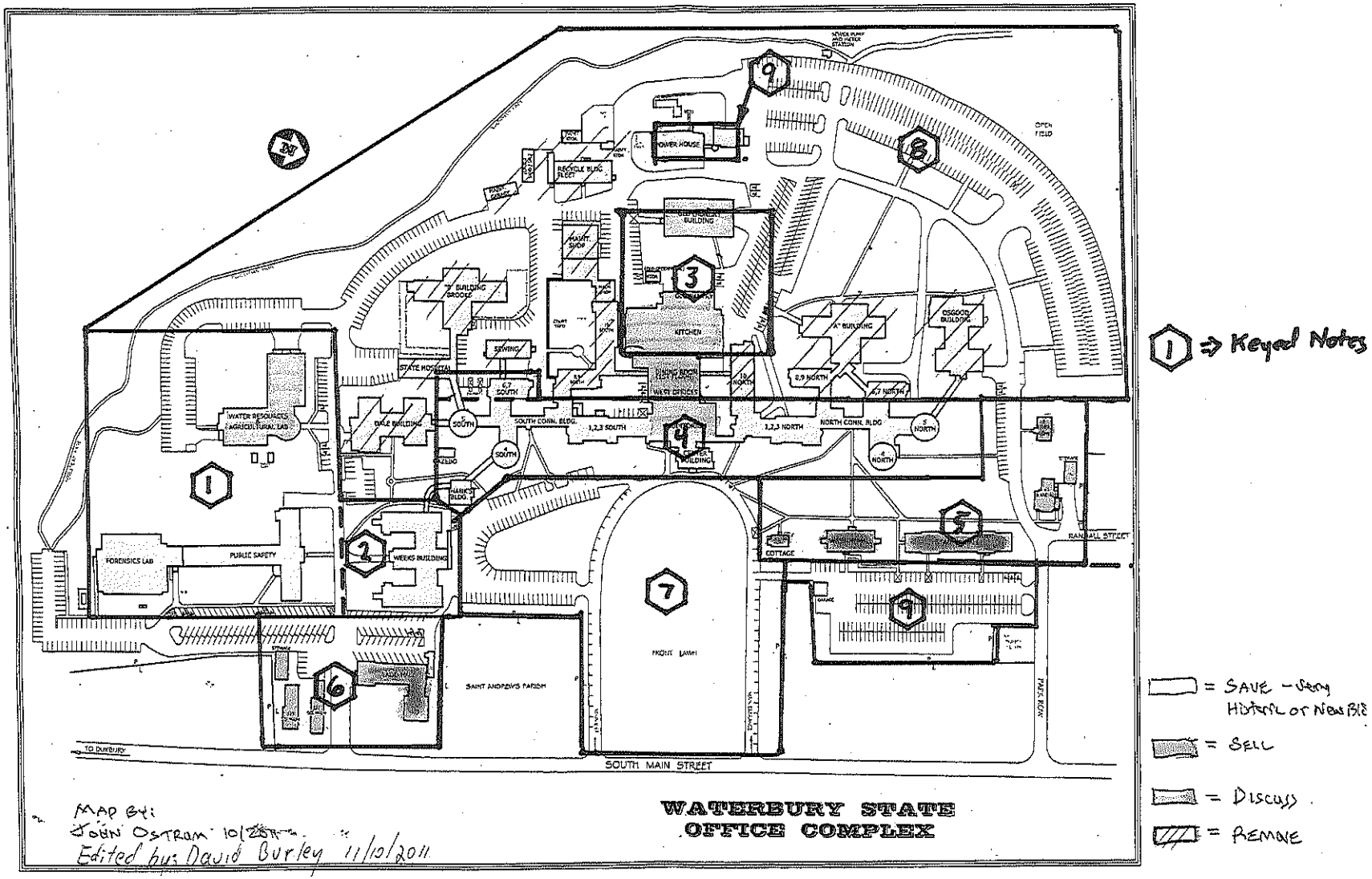
Referencing the "**Keyed Notes**" as numbered on page 6 – here is what I would propose be done: (**Note:** credit is given to John Ostrum in developing the plan on page 6 of this response to the RFI)

1. **Forensics Lab, DPS Building and the Ag/Environmental Lab** These are existing state buildings that are very expensive to rebuild. The Forensics lab is brand new and the DPS building is currently being renovated and is almost complete. The Ag/Environmental lab having been built in the early 1990s is essentially new and all of the labs and the lab equipment on the second floor is in excellent condition..
    a. All of these buildings should be retained by the state and continue to be used as they were designed to be used.
    b. The DPS building and the Forensics lab are presently occupied and are operating effectively.
    c. The tunnel leading into the DPS building from the Weeks building must be flood proofed.
    d. Consideration should be given to have this set of buildings featured with redundant HVAC, power and communication systems so that in the event of another catastrophe they can remain in operation.
    e. The Ag/Environmental Lab should be rebuilt to the condition that it was in prior to Irene.
2. **The Weeks Building:** as this building is currently under construction such that it will feature all new windows and window sills and the thermal envelope has been greatly improved it may be able to remain in the State's portfolio with the proviso that:
    a. Storage must not be placed in the basement areas,
    b. The tunnel from Weeks to DPS building must be flood proofed, and
    c. Utilities must be elevated above the 500 year flood elevation level.
    d. The reduced net space is probably about 24,000 GSF and should be able to accommodate about 75 state employees.
3. **New State Office Building**:
    a. Accounting for some 300 state employees that are or should be occupying the Forensics Lab, The DPS building, the Ag/Environmental Lab and perhaps Weeks building; this new office building should be designed to accommodate 1,200 state employees.
    b. The size of this building should be about 300,000 GSF.

c. Using a 2 story structure such that the first floor level is above the 500 year flood elevation –allowing for parking beneath the structure then this building, if square should be about 387 feet long on each side.
d. A 3 story structure with parking beneath it would be 316 feet long on each side.
e. Depicted on the plan on the next page is a structure on the order of 430 feet on each side.

4. **The Historic Façade**: These structures will in all likelihood remain due to their intrinsic historic significance and historic presence on Main Street. I would propose these be leased, or sold collectively for whatever use they may be employed for. The purchase and sales agreement – if sold – should include the requirement that they be maintained in accordance with preservation goals etc..
5. **Logue Cottage, Wasson Hall, Stanley Hall, 5 Park Row, 43 and 43.5 Randall Street**: Sell.
6. **Ladd Hall, 121 South Main Street, 123 South Main Street**: Sell.
7. **Front Entrance**: Retained as is – maintained by the State of Vermont.
8. **Rear Yard and Parking Lots**:
   a. Demolish buildings as noted and re-grade area.
   b. The balance of the space should be retained as is and maintained by the State of Vermont.
9. **Power House**:
   a. Replace the existing powerhouse with a new one with state of the art biomass equipment and oil heating systems.
   b. It will be necessary to determine the status of the historic chimney.
   c. A better location may be available as well.
   d. The power house must be raised above the 500 year flood elevation or flood proofed.

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